



City and County of Swansea

Minutes of the **Scrutiny Performance Panel – Development & Regeneration**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Monday, 5 September 2022 at 10.00 am

Present: Councillor C A Holley (Chair) Presided

Councillor(s)

P M Black
D H Jenkins
J W Jones

Councillor(s)

E W Fitzgerald
M H Jones
M S Tribe

Councillor(s)

L James
S M Jones
T M White

Cabinet Member(s)

Robert Francis-Davies
Rob Stewart

Cabinet Member for Investment, Regeneration & Tourism
Cabinet Member for Economy Strategy and Finance

Officer(s)

Phil Holmes
Huw Mowbray

Head of Planning and City Regeneration
Development & Physical Regeneration Strategic
Manager

Brij Madahar
Rachel Percival

Scrutiny Team Leader
Scrutiny Officer

Apologies for Absence

Councillor(s): P R Hood-Williams, M W Locke and W G Thomas

1 Disclosure of Personal and Prejudicial Interests

No interests were disclosed

2 Prohibition of Whipped Votes and Declaration of Party Whips

No declarations were made

3 Minutes

The Panel considered minutes from previous meeting(s) and agreed the minutes of the meeting held on 8 March 2022 as an accurate record of the meeting.

The responses to queries raised on 8 March 2022 were also noted.

4 Public Questions

No questions were submitted by members of the public.

5 Role of the Performance Panel

The Panel considered the Role of the Performance Panel as one of six Performance Panels set up by Scrutiny Programme Committee specifically to look at Development and Regeneration work of the Council. The Chair stated this may be particularly useful for new Panel members to understand how the Panel works.

6 Regeneration Programme/Project Monitoring Report

The latest regular monitoring report on regeneration programme / projects was presented to the Panel, for any comments / views on progress and achievements. Huw Mowbray, Development & Physical Regeneration Strategic Manager, provided relevant updates on the following:

Copr Bay:

- The residential part of Copr Bay is now complete and residents have now taken occupation.
- City Centre Rangers are having an increased presence as well as the use of CCTV. Police will also deploy additional resources to the city centre from October.

Shaping Swansea:

- A Levelling Up bid has been submitted for the City Centre which is aiming for approval in October.
- Stage 1 (feasibility) will be completed for 3 sites in Sept/Oct 2022. These 3 sites are Swansea Central North (second phase of the arena), Civic Centre and St Thomas. Hafod will also be looked at once the City Centre bid has moved to stage 2 (design and legal).

71/72 Kingsway:

- The project is moving forward and it is on target for October 2023.
- The first major tenant (25,000sq foot) will be announced in the coming months.

Wind Street:

- Wind Street is largely complete apart from a few small snagging issues. City Centre Management Team are liaising with Wind Street tenants with regards their street furniture.

TAN15 Development and Flood Risk:

- The Council has been undertaking Flood Consequence Assessments to look at what needs amending. Swansea Council have contributed with other Councils in suggesting some amendments to the TAN15 document in due course.

Castle Square:

- Planning application has been submitted on 2 August 2022. The Council are now looking at the tender process. From the tender a contractor will be engaged to carry out significant landscaping works with some work to the buildings. This is a Council financed scheme with support from Welsh Government.

Digital Strategy & Scheme Progression:

- The new data centre is delayed as a result of resources and workload issues.

Community Hub:

- The tender process has been completed for this development and Keir have been awarded the contract. Focus will now turn to delivery.

Civic Centre Relocation:

- Development is working towards completion in Spring 2025.
- Staffing increases over the last 2 years will require an additional 2,000sqm of space at the new Swansea Central North building.
- Completion of the Guildhall computer room was anticipated to be in March 2023 but this is now in doubt. The impact of the delays will also affect the Civic Centre decommission.
- The Civic Centre will not be demolished and be based on an existing development in Plymouth called Royal William Yard. The site will be mixed use, including hotels, retail, residential and leisure.

Skyline:

- This is moving forward at pace and 2 out of 3 of the land assembly requirements have been completed.
- Skyline have secured board approval to instruct a technical team to drive the project forward.

City Deal:

- The Welsh Government assurance Gateway review is coming up in November.
- The City Deal business case has been updated to reflect on the progress made. This will be submitted to Welsh Government in the next few weeks.

West Pier/ Swansea Bay:

- Specialist consultancy advice has been engaged to survey the damage to habitat and make appropriate recommendations on mitigation options and enforcement.

Transforming Towns Loan:

- A request for in principle agreement to utilise loan funding for the arena site hotel is under consideration with Welsh Government.

Pontoon @ Copperworks:

- Tender documents are prepared for the procurement of the supply and installation of the pontoon which is expected by 31st August. Appointment of supplier will be subject to planning consent being issued.
- Planning is to be determined by planning committee estimated for October 2022.

Kingsway ERDF:

- An updated business plan being prepared for WEFO (Welsh European Funding Office) for March 2023.

Powerhouse Redevelopment Hafod Copperworks:

- The works at Powerhouse are coming to an end and handover to Penderyn Whisky will happen imminently with production considerably higher than originally planned.

AGREED that:

- 1) Focussed discussion on the detail of the Castle Square development be arranged for a future Panel meeting.
- 2) Relevant lead officer(s) be asked for information regarding the delay to the Data Centre move to the Guildhall and implications for Council digital services.

7 Draft Work Plan 2022/23

The Panel noted dates / times of future meetings, which would take place every two months, and considered a draft plan for these meetings. The Regeneration Programme / Project Monitoring report would be a standing item on each agenda leaving space for focussed discussion on specific topics of interest and concern.

AGREED that:

- 1) The draft work plan for 2022/23 be accepted;
- 2) The next meeting would focus on City Centre Retail / Development;
- 3) Discussion on progress with Foreshore Developments / Swansea Bay Strategy and Destination Management Plan, in relation to Tourism and Leisure be arranged for the January Panel meeting; and
- 4) The Panel follow up on projects, 12 months after completion, to consider their effectiveness and success, perhaps with an initial session around July 2023 which should include reflection on the Swansea Arena.

The meeting ended at 11.18am

Chair